Maryland I	Historical	Trust			
Maryland I	nventory	of Historic Pr	operties Form	Survey No. B-48	358
1. Name					
Historic	401 – 425 N	North Port Street			
and / common					
2. Location					
street & number	401 – 425 N	North Port Street			
city, town	Baltimore				
state & zip code	Maryland	21231	county		
3. Classifica	tion				
Category district		Ownership public	Status X occupied	Present Use agriculture	musoum
X building(s)		X private	unoccupied	commercial	museum park
structure		both	work in progress	educational	X private residence
site		Public Acquisition	Accessible	entertainment	religious
object		_ in process	X yes: restricted	government	scientific
		_ being considered	yes: unrestricted	industrial	transportation
		not applicable	no	military	other:
4. Owner of	Propert	y			
name					
street & number			state & zi	teleph	none
city, town			State & Zi	p code	
5. Location	of Legal	Description			
courthouse, registry of	f deeds, etc. Balt	imore City Land Records			liber
street & number		arence Mitchell Courthouse			folio
city, town Baltime	ore		State 1	Maryland	
6. Represen	tation in	Existing Histo	orical Surveys		
title					
date			federal state	e county	local
depository for survey	records				
city town			state & zi	n code	

Survey No. B-4858

7. Description

Condition		Check One	Check One
excellent good _x fair	deteriorated ruins unexposed	unaltered X altered	X original sitemoved: date of move:

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This row of thirteen two-story, two-bay wide vernacular Renaissance Revival-style brick houses with shed roofs and sheet metal cornices were built c. 1900 - 1905. The houses were originally painted a dark red color, but now most have been covered with formstone.

After the use of wood was outlawed for cornices in 1892, sheet metal became the predominant material used. By the early years of the 20th century, the most popular form of sheet metal cornice sported ball finials and often classical motifs like swags pressed into the frieze area. Generally, only main street two story houses had decorated friezes-the builder saved money on his small street versions by eliminating them. Likewise, while the main street houses in this style would have marble basements, stringers, lintels, and steps, builders used no marble at all on their small street versions, painting the basements white instead. Main street houses would have stained glass transoms over both the door and the wide first floor window; on the small streets builders offered stained glass only in the door transom.

The houses are two stories in height, 12'10" wide (13'9" for the south end unit, designed to serve as a combination storefront/residence) and occupy lots 67' deep. Each house is three small rooms deep and there is no backbuilding. Each house has a single hooded chimney located near the rear of the house. The houses are built in running bond, which was always painted, but most have been covered with formstone. The shed roof is capped by a continuous sheet metal cornice consisting of a crown molding supported by long end brackets, decorated with rosettes, that connect to a lower molding strip and end with a distinct trefoil pattern. The brick frieze area framed by the brackets and lower molding strip is decorated with two pierced, rectangular ventilator panels. The arched cap of the brackets, decorated with a rosette, rises slightly above the roofline.

Maryland Historical Trust Aaryland Inventory of Historic Properties Form

Survey No. B-4858

8. Significance

Period	Area of significance	check one & justify		6.
prehistoric 1400-1499 1500-1599 1600-1699 1700-1799 1800-1899 x 1900	archeology-prehistoric archeology-historic agriculture X architecture art commerce communications	X community planning conservation economics education engineering exploration industry invention	landscape architecturelawliteraturemilitarymusicphilosophypolitics/government	religion science sculpture X social/ humanitarian theatre transportation other: specify
Specific dates	1900 - 1905		Builder/Architect Isaac C	ooper

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of houses is significant as representing the very last type of small street houses to be built, in the period c. 1905 - 1909, when a new city ordinance outlawed building houses on streets less than 40' wide.

A number of major Baltimore builders developed this area according to a pattern that was quite common to the city's working class neighborhoods of the period c. 1880 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of two-story house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and northeast of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide two-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$1,200 - \$1,500; small street houses for \$700 - \$900. Occasionally, the builder retained ownership of his small street houses to provide income for himself as rental properties. In this way people of varying means could afford to live in the same block. If they couldn't afford the approximately \$750 purchase price of the small street houses, then they *could* afford the \$8 or so a month it would cost to rent one, while they saved to be able to buy their own home later.

In this particular case Cooper sold all of the houses to owner-occupants--mainly German skilled workers on the main streets and Polish laborers and tailors on the small streets

The land originally on which these houses are built belonged to the Patterson family as part of their 18th century estate, which also included the land given by the family to the city for Patterson Park. In the early 1900s the Patterson heirs began developing this block by leasing parcels to various builders who constructed modestly-scaled and priced housing for the mainly German-American semi-skilled tradesmen and laborers employed in nearby factories, who received mortgages from a variety of local building and loans, many of them sponsored by the German community.

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Survey No. B-4858

9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse* (New York: Princeton Architectural Press, 1999)

10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

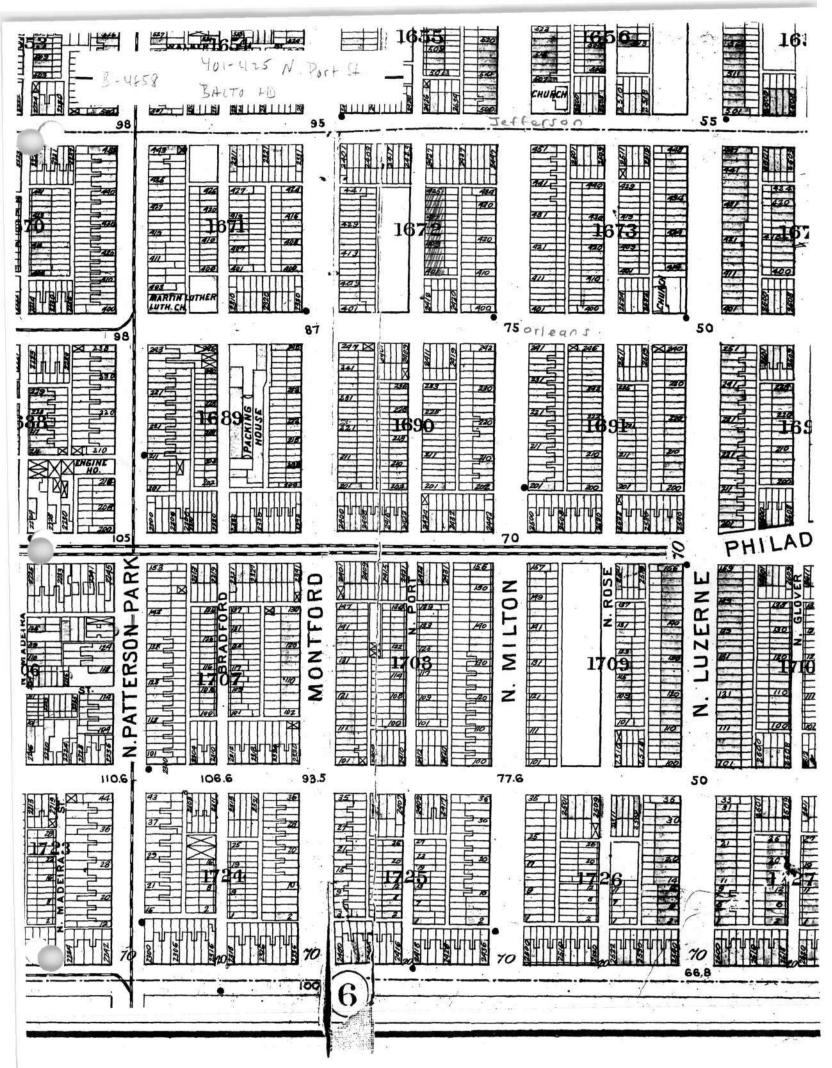
11. Form Prepared by

ame / title Dr.	Mary Ellen Hayward			
Organization The	e Alley House Project	date		
street & number	1306 Carrollton Ave.	telephone		
city, town	Baltimore	state & zip code	Maryland	21204

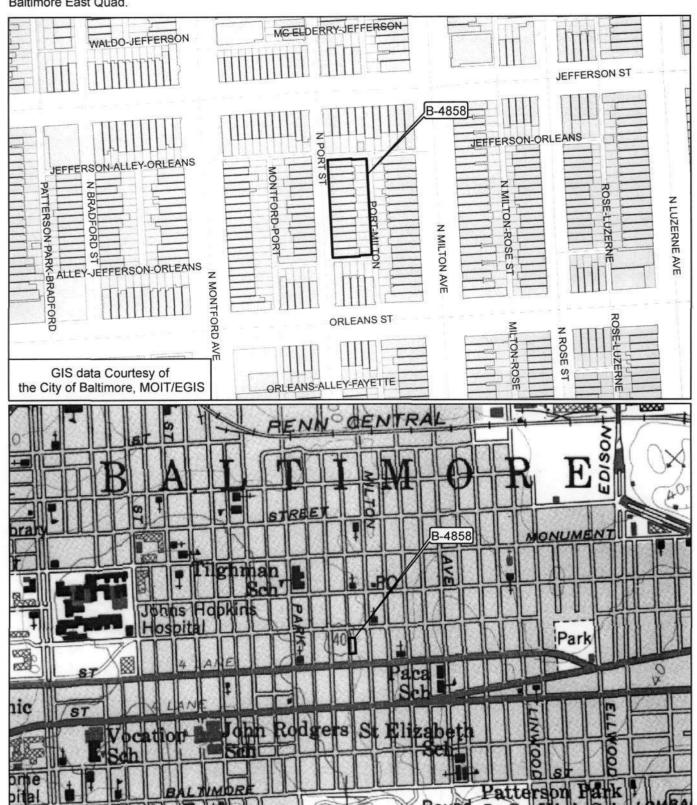
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of property rig

Return to: DHCP/DHCD Maryland Historical Trust 100 Community Place Crownsville MD 21032-2023



B-4858 401-425 N. Port Street Block 1672, Lots 088-100 Baltimore City Baltimore East Quad.





B-4858 401-425 W. Port St. BACTO, MD H. HA4WATED 4/00 MD SAPO 1/2



B-4858
409-411 N. Port St.
BALTO, MIS
M. HAYWARD
6/00
MD SAPO
7/2